



CITY OF LODI

COUNCIL COMMUNICATION

AGEND. TITLE: Modify Lodi Municipal Code Section 10.52.050 on Commercial Vehicle Parking Restrictions

MEETING DATE: June 17, 1992

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council modify Lodi Municipal Code Section 10.52.050 increasing commercial vehicle parking restrictions.

BACKGROUND INFORMATION: At the January 2, 1992 Council meeting, City Council reviewed the attached letter (Exhibit A) from North Mills Avenue residents. City Council requested Public Works staff to review complaints about commercial vehicles parking on both sides of North Mills Avenue. Staff has also considered this request due to other commercial vehicle parking complaints.

The City's current commercial vehicle parking restrictions do not allow trucks to park on any street *in a* residential district, defining "residential" district as residentially zoned areas designated by the City zoning code ("R" districts) (see Exhibit B). Currently, commercial vehicles can legally park on the west side of North Mills since the adjacent property is zoned heavy industrial.

Public Works staff reviewed with the City Attorney, Municipal Court judges, and Police Chief, three options to alleviate these types of problems:

- 1) Interpret Vehicle Code Section 22507 (see Exhibit C) to allow the City to prohibit parking of vehicles over 6 feet in height on any portion of streets. With City Council approval and signs posted, this would prohibit large commercial vehicles from parking near posted driveways or other problem areas.
- 2) Install no-parking zones as commercial vehicle problems occur.
- 3) Revise our zoning ordinance such that where both sides of a street are zoned differently, the more restrictive zone **applies** to the entire street. This would mean both sides of North Mills Avenue would be a "residential district". Currently, the zones are split in the center of the street which causes some enforcement problems, especially **if** there is a short segment zoned industrial *in a* "residential district".

APPROVED: _____

THOMAS A. PETERSON
City Manager

REVISED PAGE

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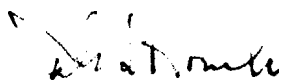
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Option 1 has potential legal problems by interpreting the Code section to regulate parking of commercial vehicles over 6 feet high on all portions of streets instead of within 100 feet of an intersection. There may be a risk of challenge and possible invalidation of the ordinance if we post signs other than within 100 feet of an intersection. Also, the need for additional signs is a problem.

Option 2, posting of "no parking" signs to regulate commercial vehicle parking could create other problems such as taking away parking spaces which are in high demand.

Staff recommends Option 3, modifying the zoning ordinance such that where both sides of a street are zoned differently the more restrictive zone applies to the entire street except on State highways, streets with four or more through lanes, and where the residential side has reverse frontage. The areas this affects are shown on the attached map (Exhibit D). This will allow commercial vehicles to continue to park on the south side of Kettleman Lane, adjacent to the Vineyard Shopping Center, and south side of Turner Road, adjacent to the River Point Shopping Center, but not allow commercial vehicle parking on either side of North Mills Avenue, south of Turner Road, or South Church Street, south of Kettleman Lane.

FUNDING: Not applicable.


Jack L. Ronsko
Public Works Director

Prepared by Paula J. Fernandet, Associate Traffic Engineer

JLR/PJF/lm

Attachments

cc: City Attorney
Police Chief
Property owners/residents



CITY OF LODI

PUBLIC WORKS DEPARTMENT

LODI MUNICIPAL CODE

ART 10.52.050

1052.050 Parking restrictions.

A. It is unlawful to park a commercial vehicle exceeding a maximum gross weight of **five** tons on any street in a residential district. For the purposes of this section, "residential district" is defined as **residentially** zoned areas designated by the city zoning code (any "R-" district) and includes schools, parks, playgrounds, **community** centers, churches, museums, golf courses (excluding miniature golf courses) and similar recreational uses of a noncommercial nature, and public utility service buildings where they are located in a residential district.

B. This section shall not prohibit parking **of** commercial vehicles in the process **of** being loaded or unloaded.
(Ord. 1410 § 1 (part), 1987)



CITY OF LODI

PUBLIC WORKS DEPARTMENT

VEHICLE CODE

SEC 22507

22507. Local authorities may, **by** ordinance or resolution, prohibit or restrict the stopping, parking, or standing of vehicles, including, but not limited to, vehicles which are **six feet or** more in height (including any load thereon) within **100 feet of** any intersection, **on** certain streets or highways, or portions thereof, during all or certain hours of the day. The ordinance or resolution may **include** a designation of certain streets upon which preferential parking privileges are given **to** residents and merchants adjacent to the streets for their use and the use of their guests, under which the residents and merchants **may be** issued a permit **or permits** which exempt them from the prohibition or **restriction** of the ordinance or resolution. With the exception of alleys, no such ordinance **or** resolution shall apply until **signs** or markings giving adequate notice thereof have been placed. **A local** ordinance or resolution adopted pursuant **to** this section may contain provisions which are reasonable and necessary to ensure the effectiveness of **a** preferential parking program.

Amended Ch. 1070, Stats. 1963. Effective September 20, 1963.

Amended Ch. 541, Stats. 1969. Effective November 10, 1969.

Amended Ch. 1102, Stats. 1976. Effective January 1, 1977.

Amended Ch. 140, Stats. 1980. Effective January 1, 1981.

Amended Ch. 181, Stats. 1984. Effective January 1, 1985.

Amended Ch. 912, Stats. 1985. Effective January 1, 1986.

Amended Ch. 453, Stats. 1987. Effective January 1, 1988.

GIN COUNCIL

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CITY OF LODI

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June 11, 1992

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

BOB McNATT
City Attorney

The Greenmyer Residence
[REDACTED]


SUBJECT: Modify Lodi Municipal Code Section 10.52.050 on Commercial
Vehicle Parking Restrictions

Dear Property Owner/Resident:

Enclosed is a copy of background information on an item that will be discussed at the City Council meeting on Wednesday, June 17, 1992, at 7:30 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street. You are welcome to attend.

If you wish to communicate with the City Council, please contact Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item, please call Julia Fernander or me at (209) 333-6706.


Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk

&NAME

&ADD

&CITY

The Greenmyer Residence

Mr. Patrick Kelly

Ms. Jean Grandy

Ms. LuVerna Benson